



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: DECEMBER 2, 2002

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEN MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, CITY CLERK BARBARA JO RONEMUS, and DEPUTY CITY CLERK ANGELA CROLLI

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:08)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 2, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Memorandum of Understanding (MOU) 2002-9 between the City of Las Vegas and the Las Vegas Elks Lodge #1468 for project work in the vicinity of Charleston Boulevard and Hinson Street in association with Fire Station #5 - Ward 1 (M. McDonald)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The MOU is associated w/the new Fire Station #5. CLV will install new curbing/sidewalk on Hinson for the driveway cut, transfer title of apx 6,930 sq. ft. to Elks for Elks' driveway for use as their trailer park, construct curbing along the new boundary line of each of the parties' property, tear down/replace E wall along trailer park, provide tie-in stub for drainage. Elks will grade/asphalt the trailer park driveway, use CLV drainage study for trailer park & route drainage water to serve the trailer park, abandon the existing 6/20/01 CLV Easement.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. MOU 2002-9
2. Disclosure

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 2, 2002

Public Works

Item 1 - Discussion and possible action regarding a Memorandum of Understanding (MOU) 2002-9 between the City of Las Vegas and the Las Vegas Elks Lodge #1468 for project work in the vicinity of Charleston Boulevard and Hinson Street in association with Fire Station #5

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate & Asset Management, advised that this MOU will start the process of going to a consultant in order to tear down and rebuild Fire Station #5 on this property. Staff recommended approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:08 – 3:09)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 2, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of a pressure reducing valve box located near the northwest corner of Foremaster Lane and Bruce Street on Parcel Number 139-26-101-003 - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In order to have efficient water service operations to serve their customers, LVVWD is desirous of placing a pressure reducing valve box on this parcel. A picture of a pressure reducing valve box is depicted in the Backup Documentation. The installation of the pressure reducing valve box would provide a needed service for the community.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Easement and Rights of Way
2. Pressure reducing valve box picture

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 2, 2002

Public Works

Item 2 - Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of a pressure reducing valve box located near the northwest corner of Foremaster Lane and Bruce Street on Parcel Number 139-26-101-003

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate & Asset Management, explained that the easement would allow for the construction of a pressure reducing box on a 10 by 6 foot area of land adjacent to the cemetery which has been leased out. This land chosen by the Water District does not impact the sale of cemetery lots. Staff recommended approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:09 – 3:10)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 2, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of a pressure reducing valve box located on Parcel Number 139-27-502-011 in the vicinity of Main Street and Owens Avenue - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In order to have efficient water service operations to serve their customers, LVVWD is desirous of placing a pressure reducing valve box on this parcel. A picture of a pressure reducing valve box is depicted in the Backup Documentation. The installation of the pressure reducing valve box would provide a needed service for the community.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Easement and Rights of Way
2. Pressure reducing valve box picture

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 2, 2002

Public Works

Item 3 - Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of a pressure reducing valve box located on Parcel Number 139-27-502-011 in the vicinity of Main Street and Owens Avenue

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate & Asset Management, indicated that the easement would allow for the construction of a pressure reducing box on 10 by 6 foot land adjacent to the MASH property and near land which is proposed to be deeded to Shade Tree for a parking lot. This will not interfere with such parking lot. Staff recommended approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:10 – 3:11)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 2, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Alan T. Bise for real property known as Parcel Number 138-25-516-033 located at 1313 Laurelhurst Drive Unit 34 for \$43,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

Fiscal Impact☐**No Impact****Amount:** 43,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually-owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

Agreement for the Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

NOTE: COUNCILMAN MACK disclosed that although his brother owns property in the vicinity, this action will not affect that property and he would vote on both Items 4 and 5.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 2, 2002

Public Works

Item 4 - Discussion and possible action on a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Alan T. Bise for real property known as Parcel Number 138-25-516-033 located at 1313 Laurelhurst Drive Unit 34 for \$43,000 plus closing costs - Special Revenue Fund

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate & Asset Management, stated that the City has a purchase contract on this unit near the Wonder World property. There will be a continuation of these units coming before City Council for purchase. Staff recommended approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:11 – 3:13)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 2, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and William Popaca for real property known as Parcel Number 138-25-516-035 located at 1313 Laurelhurst Drive Unit 36 for \$43,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

Fiscal Impact☐**No Impact****Amount:** \$43,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually-owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

Agreement for the Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

NOTE: COUNCILMAN MACK disclosed that although his brother owns property in the vicinity, this action will not affect that property and he would vote on both Items 4 and 5.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 2, 2002

Public Works

Item 5 - Discussion and possible action on a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and William Popaca for real property known as Parcel Number 138-25-516-035 located at 1313 Laurelhurst Drive Unit 36 for \$43,000 plus closing costs - Special Revenue Fund

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate & Asset Management, stated that the City has a purchase contract on this condo unit near the Wonder World property. Staff recommended approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:13 – 3:15)

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REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: DECEMBER 2, 2002

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

TOM McGOWAN, Las Vegas resident, spoke regarding the homeless community and the plan for the Downtown Entertainment District. He presented designs of various properties representing different ethnicity. He encouraged the Council to give him the building at 601 Fremont Street in order to use it for community benefit, thus creating a positive note for the City of Las Vegas. Multicultural music and ambiance could be provided with limited imagination for safe entertainment for the community. All that is required for such a project is positive approval and support by the Council. No money would be involved. COUNCILMAN MACK commented that he is impressed with the plans put forth by MR. McGOWAN. MR. McGOWAN pointed out that this is not the type of project that can be done as a one-man-band.

(3:15 – 3:19)

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THE MEETING ADJOURNED AT 3:15 P.M.

Respectfully submitted:_____

ANGELA CROLLI, DEPUTY CITY CLERK II
December 3, 2002